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GROZNY - HOUSING

1. The Grozny Oil Trust, [REDACTED] handled its own construction of housing for workers. Five, five-story apartment buildings were constructed by the Trust. Each had about 30 apartments, of two and three rooms, with kitchen and bath in the three room apartments only. These buildings were made of brick. There were three thicknesses of brick on the first floor, two thicknesses on the second and third floors, one and one half thickness on the fourth and one thickness on the fifth. Each apartment had hot and cold water. Plumbing was of a standard model, with exposed pipes and metal and some enameled metal fixtures. Normally, each apartment was shared by more than one family. All housing equipment, such as paint, plumbing fixtures, nails, putty, etc, were very scarce. All housing projects had a low priority.

LABOR - GROZNY

2. The Grozny Oil Trust had a division known as the Grozny Construction Division which handled all construction. [REDACTED] construction workers worked on a three, eight-hour shift basis. A large industry such as the Oil industry usually has well trained cadres of workers and engineers. If the normal number of workers cannot handle a large job, other seasoned workers are hired. There are many women employed on construction gangs. They do all types of work such as bricklaying, masonry, plastering and even run equipment. Because of constant pressure to speed up the workers there are many faults in construction. It is a problem of quantity against quality. Workers paid on a piece work basis must work against such false Stakhanovite figures as those of a bricklayer laying three thousand bricks a day. As a result, there is faulty work.

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MATERIALS AND EQUIPMENT - GROZNY

3. The Grozny Construction Division, being part of a heavy industry with priorities, had all of the equipment it needed. The Oil Industry had its own special supply system and would requisition all materials needed from the appropriate industry. While an industry had to stay within the limits set for a five year plan, the great problem was not over money but over materials, which generally were short.
4. Cement was obtained from Novorossisk, steel from the Ukraine, brick from Grozny and Krasnodar, and lumber from numerous sources. The shortage of steel limited the height and size of many buildings and meant that most had to be of heavy concrete or brick. Generally, if a building had to be six or more stories high, steel would be used. Industrial plants were usually three stories high.

HOUSING - KRASNODAR

5. During the Soviet regime, up to 1942, there were only five or six apartment houses constructed in Krasnodar. One of these was a 100 apartment building for military personnel. It was five stories high and had two and three room apartments. The other houses were three and four stories and averaged about 30 apartments.
6. During the 1930's, a few cooperative apartments were started in Krasnodar. The plan called for individual ownership in 60 years. However, this plan was decided to be capitalistic and part of the original investments were returned. Tenants had to pay rent from then on.

HOUSING IN NEW INDUSTRIAL AREAS

7. In the new areas being developed industrially, such as in the Urals, the plant construction received first priority. As a result, dug-outs were made for the workers. Housing construction was delayed five years or more.

CONSTRUCTION FAULTS

8. The constant "hurry up" program of construction resulted in many faults. The use of green, uncured lumber caused much warping. Plaster on walls never seemed to be dry. Cracks in walls and sinking of foundations were common. Failures in plumbing and other fixtures were common and usually meant the item was permanently disabled because of the inability to obtain parts and replacements.

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